

MANSELL McTAGGART
Trusted since 1947

43B Pelham Road, Lindfield, West Sussex, RH16 2EP

Guide Price £275,000 Leasehold + Freehold







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**** PLEASE WATCH VIEWING VIDEO ****

A two double bedroom first floor maisonette benefiting from a long 999 year lease + the owner has purchased the property freehold

- **Entrance Porch** with excellent storage room (potential to open up, useful store or Home Office)
- Inner **Lobby** with storage plus stairs to **First Floor Landing** hatch to loft space, side window and storage cupboard
- Open plan **Sitting/Dining Room** with rear picture window and brick fireplace
- Re-fitted **Kitchen / Breakfast Room** double aspect room with some integrated appliances and breakfast bar
- **2 Double Bedrooms**
- Re-fitted modern white **Bathroom** enclosed bath, low level WC and wash basin
- Gas fired central heating to radiators
- uPVC double glazing
- Offered for sale with **NO ONWARD CHAIN**
- Courtyard **Rear Garden** + personal door into the **Garage**
- Situated within walking distance of Lindfield's picturesque High Street, local schooling, village Common + Haywards Heath mainline railway station

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EPC Rating: C and Council Tax Band: B

LOCATION

This property is situated in a popular location and is convenient for all village facilities including the village High Street which offers a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.4 miles), Oathall Community College Secondary School (0.1 miles).

The local area is well served by several independent schools including: Great Walstead (1.9 miles) and Ardingly College (2.9 miles).

STATION - Haywards Heath mainline railway station (1 mile). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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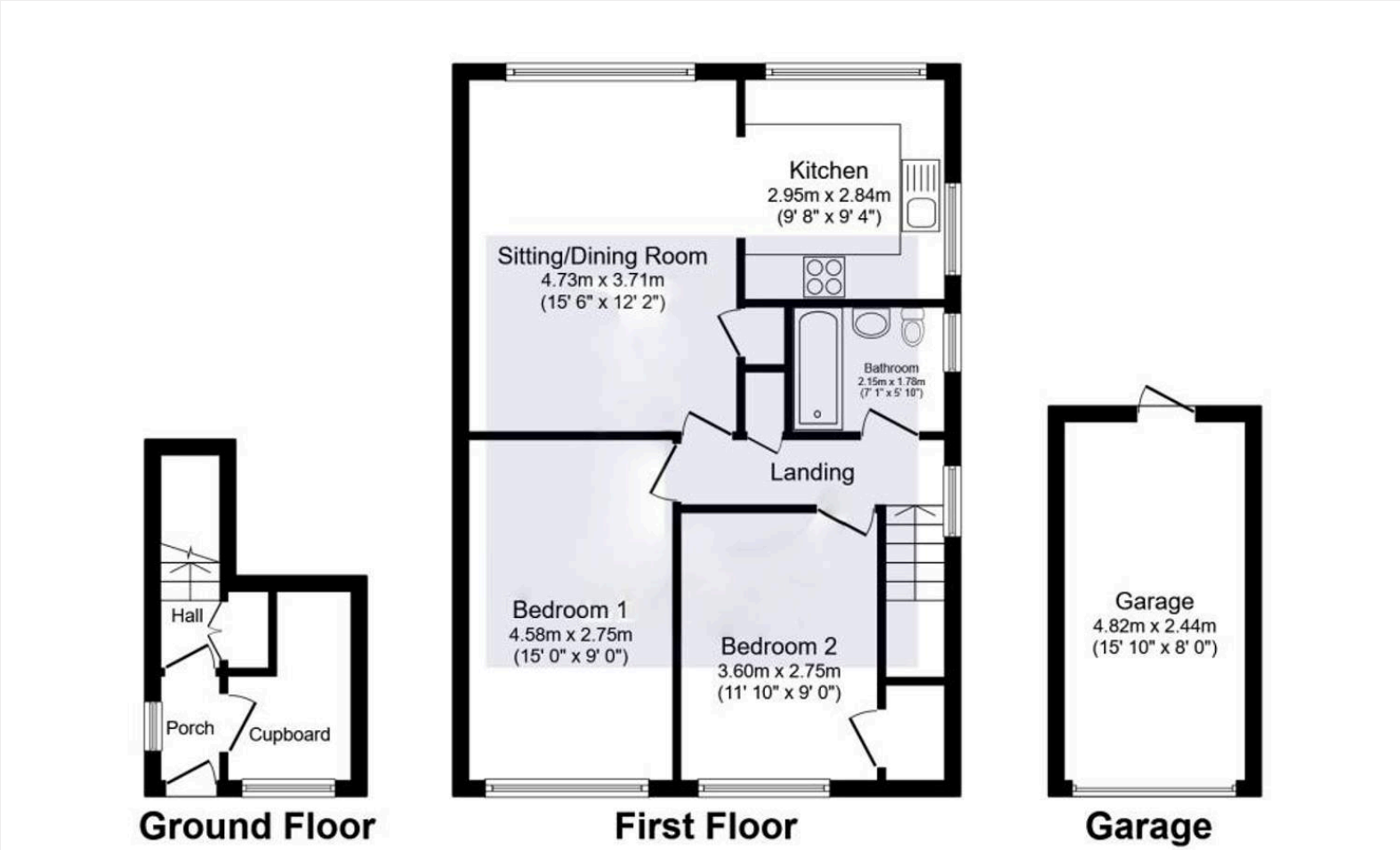

Total floor area 80.0 sq.m. (861 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com

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